

WILDLIFE CORRIDOR CONSERVATION AUTHORITY

570 WEST AVENUE 26, SUITE 100, LOS ANGELES, CALIFORNIA 90065

TELEPHONE: (310) 589-3230

FAX: (310) 589-2408

MEMORANDUM

Date: November 4, 2015

To: The Advisory Committee Members

From: 
Joseph T. Edmiston, FAICP, Hon. ASLA, Executive Officer

Subject: **Agenda Item XII: Discussion and possible action regarding the status of City of Industry-owned properties in the Puente-Chino Hills Wildlife Corridor, including the Tres Hermanos property, Tonner Canyon.**

Staff Recommendation: That the Advisory Committee discuss whether to recommend that the Governing Board direct staff to provide comments to City of Industry, and if so, provide direction to staff regarding the substance and tone of such comments.

Background: According to a newspaper article¹, the City of Industry's new City Council has suspended the potential sale of Tres Hermanos Ranch until it examines all the major policy challenges it faces. The new city manager Paul Philips told the *Champion* Wednesday [early September 2015] that the successor agency to the city's former redevelopment agency owns the land and will decide in 60-90 days what should be done with it. The successor agency consists of the City of Industry City Council. The decision will go to the oversight board, and then to the State Department of Finance for approval. According to the article, Mr. Philips said although a broker was selected (The Hoffman Company) to market the property, the contract was not signed. Tres Hermanos Ranch was purchased by the City of Industry's redevelopment agency in 1978. In 2012, the state dissolved all redevelopment agencies and Tres Hermanos was transferred to the successor agency. The successor agency is governed by an oversight board made up of three county employees, two school district employees, and two Council members from City of Industry.¹

According to another newspaper article², the City of Industry hired Cordoba Corporation, a large civil engineering firm whose clients include the California High-Speed Rail Project, to help the City decide what kinds of uses are appropriate for

¹Chino Champion & Chino Valley News, Saturday-Friday, September 5-11, 2015, *Industry pulls land in Chino, Chino Hills off market*, by Marianne Napoles

²San Gabriel Valley Tribune, October 12, 2015, *Industry hires consultant to work on Tres Hermanos, Follows Camp*, by Steve Scauzillo

the approximately 2,450 acres of pristine grassland and oak woodlands called the Tres Hermanos property, 1,700 acres of which is in Chino Hills and 720 acres lies within the City of Diamond Bar. The maximum amount of homes allowed on the Diamond Bar portion is 628 units; in Chino Hills, the maximum is around 670 units.² However, correspondence from The Hoffman Company estimates that 5,000 homes could be built in the City of Diamond Bar portion, a much higher number. The contract also covers the former Follows Camp, 100 acres in the Angeles National Forest.

According to the City of Industry staff report for this item (attached; October 2, 2015), Cordoba would earn a monthly retainer of \$45,000. Tasks include:

- Providing an analysis on the optimal use of the City owned property, ensuring that all uses best meet current and potentially future market demanded uses, taking into account environmental concerns and community issues;
- Develop a conceptual level plan and funding strategy...

The Advisory Committee may wish to discuss whether to recommend that the Governing Board direct staff to provide written comments to City of Industry regarding the scope of the analysis and conceptual plan to be prepared by Cordoba, and if so, provide direction to staff regarding the substance and tone of such comments. For example, the Advisory Committee may wish to recommend that the Governing Board direct staff to suggest that the City factor in the biological value of the Tres Hermanos property when considering any recommendations for optimal use of the property.